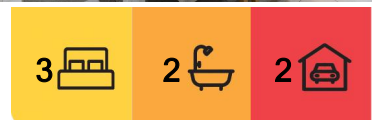


## Ormiston, 4/100-106 Sturgeon Street

LARGE ELEGANT TOWNHOUSE with Pool & So Much More...

- \* A unique opportunity...with 257m2 Under Roof of Living plus 89m2 of Backyard (with in-ground pool)...this ticks ALL the Boxes!
- \* This Townhouse is very well positioned in a quiet location within McConaughey Place which is considered one of Ormiston's most Desirable Complexes with a great mix of property styles, large open spaces & where Quality Is Obvious
- \* As New, Modern, Stylish & Light Filled, Well Proportioned & Appointed with 3 bed; 2.5 bath; 2 car; 2 separate living spaces; alfresco; in-ground pool & easy-care garden within a pet friendly, gated, secure & safe environment with fantastic community facilities...Yes, this has it all!
- \* Downstairs: Open plan living with dining & living; kitchen; powder room & separate laundry
- \* Upstairs: Full timber staircase leads to the rumpus; master bedroom with ensuite & WIR; 2 very generous size bedrooms & BIR's; main bathroom & study nook



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/BSCAF2S](http://ljhooker.com.au/BSCAF2S)

**Contact**  
**Steve Murphy**  
0400 884 427  
[smurphy@ljhpropertycentre.com.au](mailto:smurphy@ljhpropertycentre.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property Centre**  
**(07) 3286 2500**

- \* Fantastic entertainer...indoor flows onto the undercover private outdoor tiled alfresco with wind-down cafe style mesh screens; ceiling mounted fan, lights, heaters; gas outlet for your BBQ all overlooks the 6 x 2.5mtr in-ground pool; easy care garden with synthetic grass & in-ground watering system...ensures this a great place to be all year around
- \* Beautiful very functional kitchen with quality appliances includes gas cooktop/electric oven; range-hood; fully intergrated dishwasher; 40mm Caesar stone benchtops; glass splash-back; breakfast bar; pantry; 2 pac soft close cupboards/drawers & large fridge space plumbed for water
- \* Knock out stunning bathrooms with floor to ceiling tiles & Caesar stone benchtops
- \* Great colour scheme, high ceilings & doors, tinted windows, quality fittings, soft close doors/drawers, tiled & timber vinyl floors (so easy care, avoids allergies), fans, curtains, shutters, blinds & security screens (inc. Crimsafe for front & rear doors), lots of storage & fast ftp NBN t/out
- \* Not just a plunge pool...this pool holds 22,500L & is 6 x 2.5mtrs, 1.7mtrs at deep end & 1.3mtrs at shallow end
- \* Zoned reverse cycle ducted air & heating, internal alarm plus intercom to front driveway & gatehouse
- \* Ducted Vacuumaid t/out inc. 'Sweepovac' in kitchen
- \* 6.6kw of Solar & Continuous flow Rinnai Gas hot water system
- \* Oversize double garage with remote high panel-lift door; 2 pac epoxy flake floor & extra cupboard storage with sliding doors
- \* Visitor Car Parks close-by
- \* Community areas (also with Solar to reduce costs) includes in-ground pool with waterfall, heated spa, undercover entertaining area with furnishings, gym, shower/change room, TV, kitchen, BBQ & car wash bays
- \* At the rear of the complex is a resident only park area set amongst lawn, fruit & nut trees
- \* Work from home; Lock-up & Go Convenience
- \* This is a very well established & maintained complex with Low Body Corp fees
- \* Location, Location, Location. At your doorstep is Moreton Bay, beautiful scenic eco-friendly walks & riding paths, fantastic infrastructure (inc. shops, restaurants, train stations, hospitals) & highly sort-after schools, inc. Ormiston College.
- \* Only 31 Townhouses in this complex with over 95% owner-occupied
- \* Approx. Body Corp \$75 per week; General & Water Rates \$950 per quarter

Private inspections are encouraged & welcomed...call Steve to arrange.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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## More About this Property

<b>Property ID</b>	BSCAF2S
<b>Property Type</b>	Townhouse
<b>Land Area</b>	230 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Gym Secure Parking Solar Panels

### Steve Murphy 0400 884 427

Independent Contractor - Steve Murphy Real Estate Pty Ltd |  
smurphy@ljhpropertycentre.com.au

### LJ Hooker Property Centre (07) 3286 2500

152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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4/100-106 Sturgeon Street,  
Ormiston

3 2.5 2

Total Covered Area: 257m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.